

BUSINESS • LIVING • LEISURE

Mixed Use Development Opportunity



T. Wall Enterprises
Mgt LLC

Creating Places Where People Interact



One QBE Way, Sun Prairie, WI 53596



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www.twallenterprises.com



Community & Culture

The Derby District is a pedestrian friendly, mixed-use neighborhood built for people, business, and growth. Located minutes from I-39,90 & 94 The Derby District blends walkable streets, flexible office spaces, and curated retail.

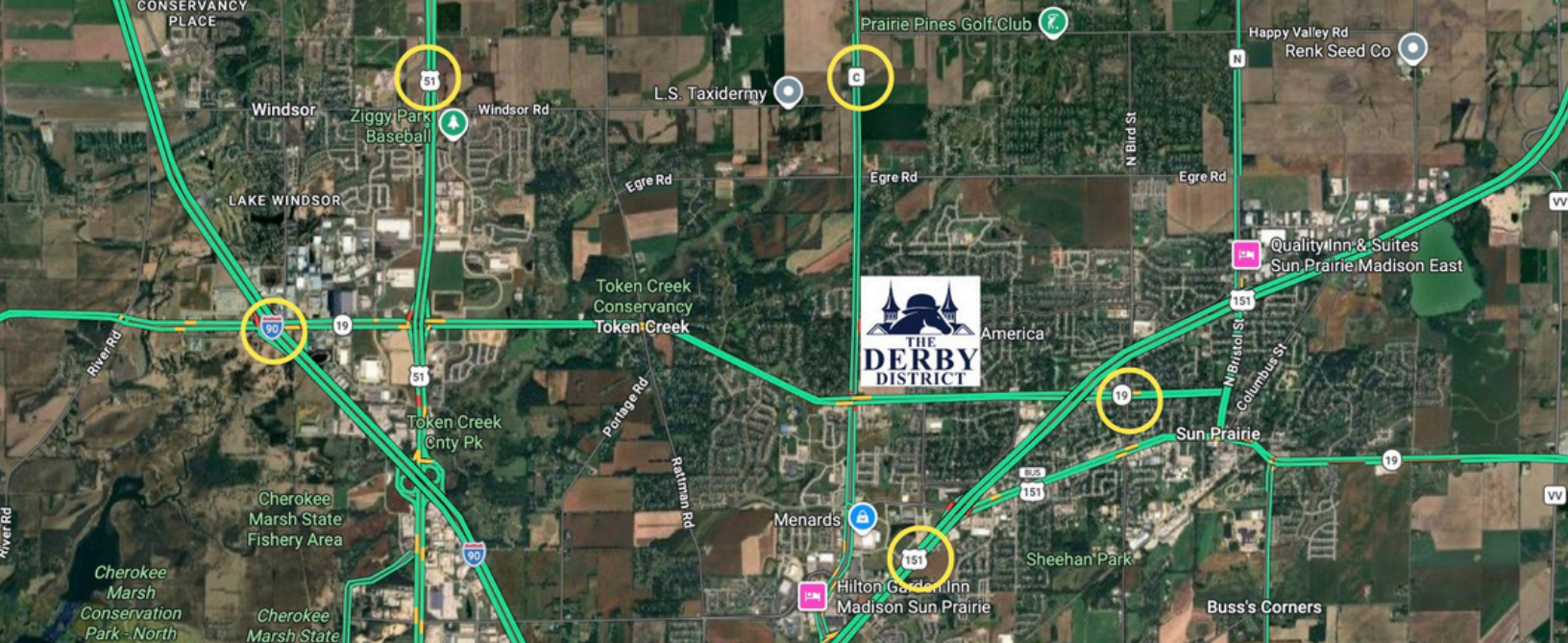
Expanding residential base with growing young professionals and families. Derby District offers a club house, pool, parks, seasonal festivals, bike trails, and other recreation.

Derby District class A & B office space with corporate quality finishes and amenities. Many spaces are plug & play, and move-in ready.



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Demographics

Metric	1 Mile	3 Miles	5 Miles
Population (current)	6,250	38,400	68,900
Households	2610	15,890	27,800
Median Household Income	\$92,400	\$86,700	\$94,100
Median Age	34.8	36.1	36.9
Housing Tenure(Owner/Renter)	52% 58%	61% 39%	66% 34%

Traffic Profile

- **I-39/ I-90/ I-94 Corridor:** 74,500 Annual Average Daily Traffic (AADT)
- **US Highway 151:** 43,800 AADT
- **State Highway 19:** 14,200 AADT
- **US Highway 51:** 18,900 AADT
- **County/State Highway C:** 9,800 AADT

Nearby Retail & Competitors

- **Prairie Lakes Shopping Center:** Costco, Target, Marcus Palace Cinema, Woodman's
- **Sun Prairie Retail Hub:** Walmart Supercenter, Menards, Aldi, Cabelas



Rising Retail Destination

Built-in Customer Base - Sun Prairie's expanding residential neighborhoods provide steady daily spending. Adjacent office/employment centers will increase weekday traffic for cafes, quick service, and convenience retail.

Accessibility & Visibility - Located near major highways, ensures maximized drive-by exposure. Ample parking designed for short trips, errands, and leisure visits. With dedicated parking ideal for employees, students, and customers.

Experience - A curated mix of retail, restaurants, entertainment, and community events creates strong evening & weekend foot traffic. Spaces are designed to accommodate local, regional, and national tenants.



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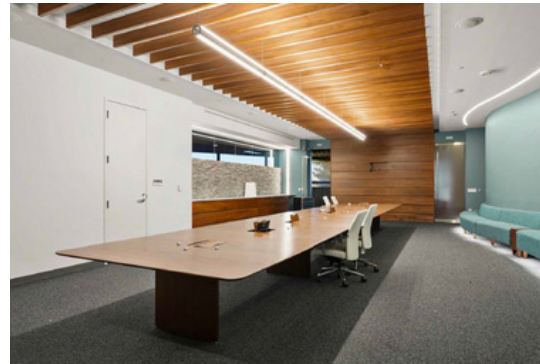




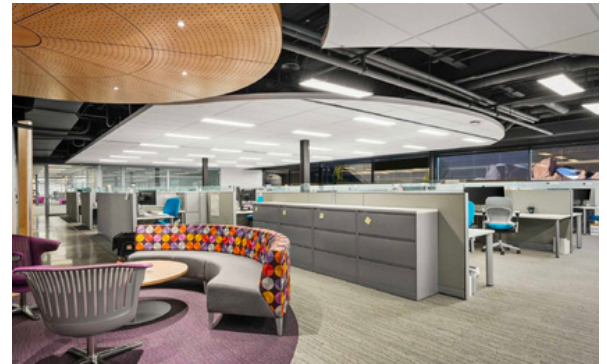
Office Opportunity

Convenience & Access - Easily reachable from the region's main highways just minutes from I-39,90, & 94, making Derby District convenient for employees and clients. Ample on site parking, dedicated visitor spaces, pedal bike racks, and nearby transit stops support this amazing location.

Office Offerings - Experience a seamless transition with our turnkey office infrastructure. The space is fully outfitted with premium furniture, work stations, flexible training and conference rooms, full kitchen, and comfortable collaborative areas.



Workspace & Flexibility - Private offices, individual work stations, open floor plans, and divisible space to scale with your business. With moveable furniture and modular seating, teams can instantly adapt a space for collaboration.



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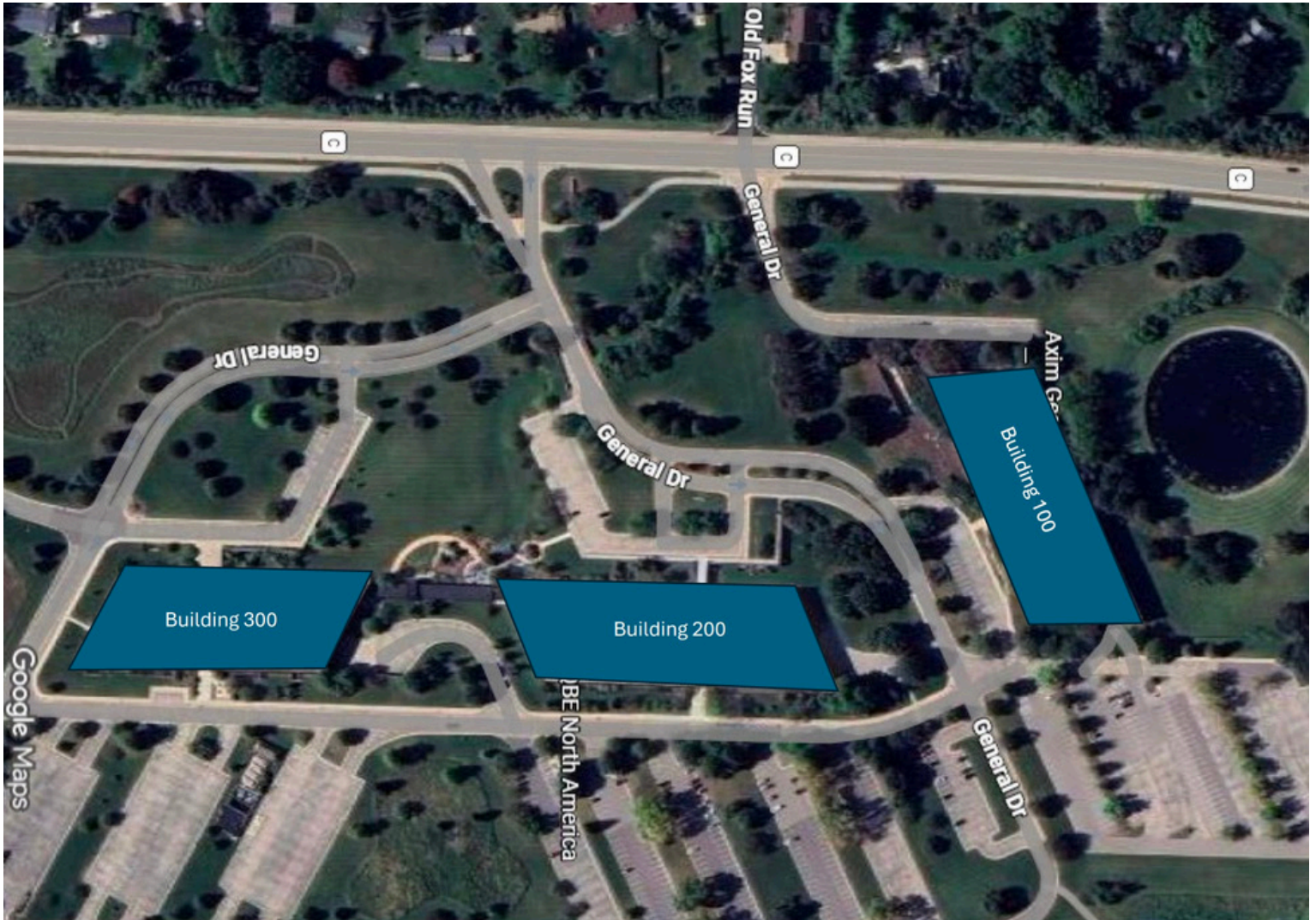
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Office Site Layout



Disclosure

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